

City of Southgate

Planning Commission Meeting

January 13, 2025

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, January 13, 2025 and called to order by Chairman James Yoos, at 7:00 p.m.

PRESENT: James Yoos, Mark Nemeth, Andrew Moul, Jerry Orman, Linda Clark, Leticia Wilson, Chad Godbout

ABSENT: Eric Codrington, Patricia Anderson (all excused)

ALSO PRESENT: City Planner Joe Pezzotti, City Administrator, Dan Marsh, Building Inspections Director Tim Leach, City Attorney, Amelia Zelenak, Council Member Priscilla Ayres-Reiss

Minutes:

Moved by Nemeth, supported by Godbout, that the minutes of the Planning Commission Meeting dated November 18, 2024 be approved. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

City Administrator Marsh stated they went on a tour of the Southgate Towers Project, everything is on track. Expected occupancy of some residency in the summer.

The Aquinas property project has been cancelled.

Public Hearing/New Business:

1. Site Plan Application, Ahmad Ibrahim, 12554 Fort Street, for a proposed coffee shop. PC 02-2025

An application was received to rehabilitate an existing auto detail shop located on the corner of Fort Street and Ward Street. The applicant is requesting to renovate the existing building into a public coffee shop establishment. The property is approximately 0.25 acres in size. The parcel is currently zoned C-1, Community Business where coffee shops are a permitted use within the district, subject to special conditions that require approval by the Planning Commission via a public hearing.

A PUBLIC HEARING WAS HELD FOR SITE PLAN APPLICATION AHMAD IBRAHIM, 12554 FORT STREET, FOR A PROPOSED COFFEE SHOP.

Notices were sent out.

Moved by Clark, supported by Orman, to open the Public Hearing.

No public comments were received.

Moved by Yoos, supported by Clark, to close the Public Hearing.

Moved by Clark, supported by Nemeth, to approve the site plan application from Ahmad Ibrahim, 12554 Fort Street, Southgate, MI, for a proposed coffee shop, subject to all requirements by the Building Department and other government agencies and with the following conditions:

1. Obtain variance from Board of Zoning Appeals for proposed parking layout-forward to Building Department.
2. Confirm if any work is to be conducted in road rights-of-way and receive proper approval-can be removed.
3. Submit plans to Fire Department for review-must be met.
4. Provide utility plan for City Engineer approval if changes are proposed- can be removed.
5. Provide landscape plan-can be waived.
6. Provide landscaping materials to meet 10% area calculation-can be waived.
7. Provide method of irrigation-can be waived.
8. Provide lighting plan-must be met.
9. Obtain Building Department approval for proposed signage-must be met.
10. Building Department approval of proposed building materials-must be met.

MOTION APPROVED UNANIMOUSLY.

2. Master Plan Update.

Review the previous Master Plan, any comments can be sent to the City Planner. Will discuss further at the next meeting.

3. Election of Officers.

Election of Chairperson for 2025

Moved by Nemeth, supported by Orman, to nominate James Yoos to serve as Chairperson of the Planning Commission for the year 2025, and having no other nominations for Chairperson, James Yoos is hereby elected to serve as Chairperson of the Planning Commission for the year 2025.

MOTION APPROVED UNANIMOUSLY.

Election of Vice Chairperson for 2025

Moved by Wilson, supported by Clark, to nominate Mark Nemeth to serve as Vice Chairperson of the Planning Commission for the year 2025, and having no other nominations for Vice Chairperson, Mark Nemeth is hereby elected to serve as Vice Chairperson of the Planning Commission for the year 2025. MOTION APPROVED UNANIMOUSLY.

Election of Secretary for 2025

Moved by Orman, supported by Clark, to nominate Linda Clark to serve as Secretary of the Planning Commission for the year 2025, and having no other nominations for Secretary, Linda Clark is hereby elected to serve as Secretary of the Planning Commission for the year 2025.

MOTION APPROVED UNANIMOUSLY.

Old Business:

None.

Announcements:

Building Inspections Director Tim Leach gave an update on the proposed Atwell Suites hotel project on Reeck Road-they have opted out moving along with the project, could possibly find a new location.

The Oasis Senior Living project on Allen Road should start in the Spring.

Adjournment:

Moved by Nemeth, supported by Clark, that this meeting of the Planning Commission be adjourned at 7:31 p.m. MOTION APPROVED UNANIMOUSLY.

James Yoos
Chairman, Planning Commission
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